



EXCERPTS FROM THE ZONING ORDINANCE

Definitions and Accessory Use Regulations for Non-Habitable Structures (Attached & Detached)

SECTION 1100 DEFINITIONS

Accessory Building: A portion of a main building or a detached, subordinate building located on the same lot as a main building which is devoted exclusively to an accessory use.

Accessory Use: A use customarily incidental and accessory to the principal use of the land or the building site or to a building or other structure located on the same building site as the accessory use.

SECTION 6156 RESIDENTIAL AND AGRICULTURAL USE TYPES

Subject to the restrictions and limitations specified, the following accessory buildings and uses shall be permitted in zones where Residential and Agricultural Use Types are permitted:

a. **ATTACHED PRIVATE GARAGES AND CARPORTS, STORAGE BUILDINGS, WORKSHOPS, HOBBY SHOPS, AND OTHER SIMILAR NON-HABITABLE USES**

1. *On lots of less than one acre gross*, the total area is not to exceed 1,000 square feet or 25% of the living area of the principal residence, whichever is greater. *On lots of one acre gross or larger but less than two acres*, the area shall not exceed 1,500 square feet or 25% of the living area of the principal residence, whichever is greater. *On lots of two acres or larger but less than four acres*, the area shall not exceed 2,000 square feet or 25% of the living area of the principal residence, whichever is greater. *On lots of four acres or larger*, the area shall not exceed 3,000 square feet or 25% of the living area of the principal residence, whichever is greater.
2. If the portion of the structure in which the attached garage or carport is located is more than one story in height, that portion not used for the shelter or storage of vehicles shall be designed and used as an integral part of the principal residence or approved habitable use such as an accessory apartment, guest living quarters or accessory living quarters.
3. Additional area may be permitted by issuance of an Administrative Permit with notice to contiguous property owners pursuant to Section 7060c. and findings pursuant to Section 7358, Subsections a.1, 3, 5 and 6.

g. DETACHED PRIVATE GARAGES AND CARPORTS, STORAGE BUILDINGS, WORKSHOPS, HOBBY SHOPS, AND OTHER NON-HABITABLE SIMILAR USES (non business or non agricultural purposes) Only one electric service drop and one electric meter to serve both the main dwelling and structure allowed by this subsection will be permitted.

1. *On lots of less than one acre gross*, the combined area of all such structures shall not exceed 1,000 square feet or 25% of the living area of the principal residence, whichever is greater.
2. Provided a setback of at least 25 feet from property lines is maintained:
 - i. *On lots of one acre gross or larger but less than two acres*, the combined area shall not exceed 1,500 square feet or 25% of the living area of the principal residence, whichever is greater.
 - ii. *On lots of two acres or larger but less than four acres*, the combined area shall not exceed 2,000 square feet or 25% of the living area of the principal residence, whichever is greater.
 - iii. *On lots of four acres or larger*, the combined area shall not exceed 3,000 square feet or 25% of the living area of the principal residence, whichever is greater.

Buildings not meeting this setback requirement are limited in size to 1,000 square feet or 25% of the living area of the principal residence, whichever is greater, unless an Administrative Permit, pursuant to 6156g.4., is obtained.

3. Limited to one story not to exceed 12 feet maximum height. May have two stories and a height not exceeding 24 feet if the accessory structure meets the main building setbacks. If the structure is more than one story in height, that portion not used for the shelter or storage of vehicles shall be designed and used as habitable space defined by Section 6156.b or other approved use such as a guest living quarters or accessory living quarters.
4. Additional area, height and story may be permitted by issuance of an Administrative Permit with notice to contiguous property owners pursuant to Section 7060c. and findings pursuant to Section 7358, Subsections a.1, 3, 5 and 6. The Administrative Permit shall not authorize height/stories exceeding the height/story limit specified by the applicant height/story designator.